



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

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MEMORANDUM

TO: Public Works Committee

FROM: Bob Dominicak, PE/LS
Development Service Center Coordinator
Growth Management Department

DATE: September 12, 2006

RE: Renner & Associates LLC
06PL127, Lot 15 Revised, Hills View Subdivision
PIN 3805426005
Request for Exception

A request was submitted on August 21, 2006, to waive the requirement to provide a second street access when more than forty (40) dwelling units are exclusively accessed from a street.

The City of Rapid City, by resolution dated August 21, 2000, approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". This is to ensure adequate emergency and public access to all developments. Currently, Valley Drive serves as exclusive access to several lots located north of S.D. Highway 44. The proposed project will result in a total of 89 dwelling units with one point of access.

The intent of the amendment to the Street Design Criteria Manual limiting the number of dwelling units with one point of access is to insure safe ingress and egress into these development(s) during times of an emergency. In particular, the Fire Department has indicated that during times of a fire and/or any other catastrophe, one point of access to more than forty dwelling units is not adequate to handle emergency vehicle traffic and residential traffic. Multiple points of access also provide for traffic distribution so that one portion of the neighborhoods is not inordinately impacted by traffic from a development.



EQUAL OPPORTUNITY EMPLOYER

The 40 dwelling unit standard was established in 2000 as a result of traffic issues associated with the Elks Country Estates/Plum Creek developments. Other existing developments with similar concerns include the Chapel Valley area and the Copperfield development. In 2003, the City Council approved a Special Exception request to allow 69 dwelling units with one point of access from Alta Vista Street for the West Hills Village multi-family residential development and the Minnesota Ridge Subdivision. In addition, the City Council approved a Special Exception to allow 80 dwelling units with one point of access from Parkview Drive. In both instances, the applicant(s) proposed the use of one point of access to the property on a temporary basis until a second access could be extended.

However, due to the significant safety issues and traffic concerns relative to allowing 89 dwelling units in lieu of 40 dwelling units with one point of access, staff recommends that the Exception as requested be denied.

Staff Recommendation: Staff recommends denial of the request to waive the requirement to provide a second street access when more than forty (40) dwelling units are exclusively accessed from a street.

Robert H. Dominicak, P.E./L.S.
Development Services Center Coordinator

Cc: File 06EX044